

skyline & leisure

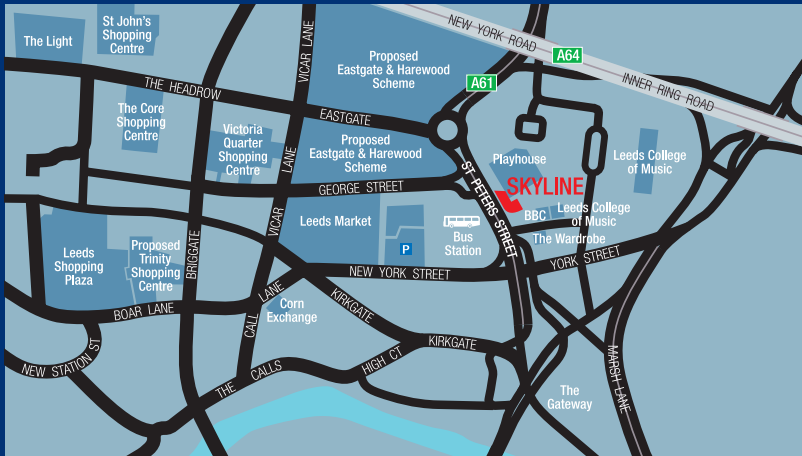
QUARRY HILL LEEDS shop • café/bar • kiosk



LEISURE/RETAIL
OPPORTUNITIES FROM
409 - 6,701 SQ FT

IN **CENTRAL LEEDS** ADJACENT
TO THE WEST YORKSHIRE
PLAYHOUSE

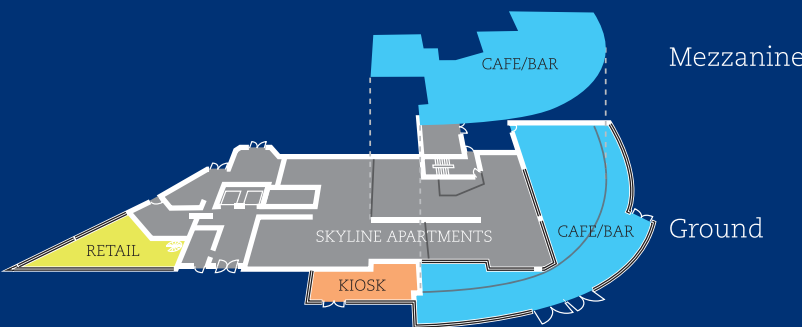
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DESCRIPTION

The ground floor of the scheme is currently arranged as three separate units, set within this prestigious mixed use retail/residential development.

	Ground Floor	Mezzanine (Potential)	Total
A3 Café Bar	3,171 sq ft (294.6 sq m)	3,530 sq ft (328 sq m)	6,701 sq ft (622.6 sq m)
A3 Corner Unit	592 sq ft (55 sq m)	-	1,090 sq ft (101.32 sq m)
Kiosk	409 sq ft (38 sq m)	N/A	409 sq ft (38 sq m)

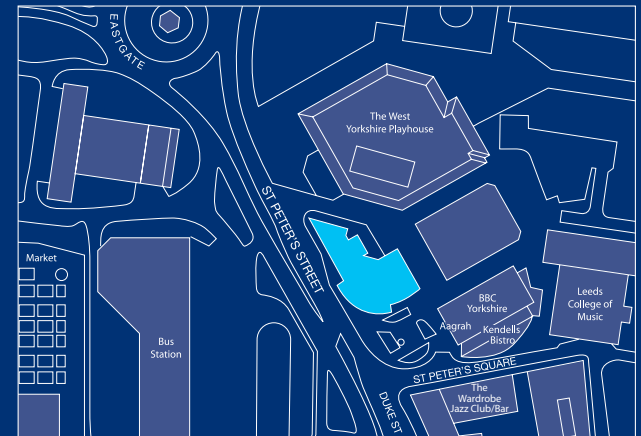


LOCATION

Located within the city's inner ring road the units occupy a prominent position in the Quarry Hill district of Leeds and front the (A61) St Peters Street, which is easily accessed from the (A64) New York Street.

The area is busy with both retail and leisure trade during the day and evening with neighbourhood foot traffic from:

- BBC Yorkshire** - 200 full time members of staff
- Leeds College of Music** - 1,000 full time students and 1,500 part time/evening students
- Skyline Apartments** - 130 residential units above
- The Playhouse** - 300,000 visitors each year
- Restaurants** - part of an increasingly well established restaurant area, with long term occupiers including Aagrah, The Wardrobe and Kendells Bistro.



TERMS

The unit is available by means of a new 15 year standard institutional lease. Rental upon application.

RATES

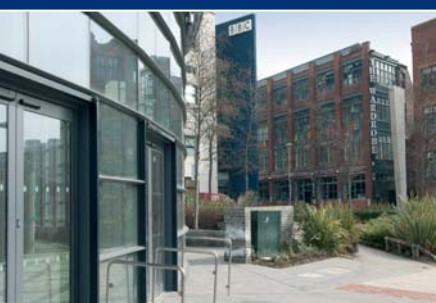
Interested parties should make their own enquiries from the local authority to verify this information.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

All viewings are strictly by prior appointment.





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